134.0	0004	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	851,700 /	851,700
					USE VALUE:	851,700 /	851,700
					ASSESSED:	851,700 /	851,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		SHAWNEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRIFFIN THOMAS W/ETAL
Owner 2:	GRIFFIN JACQUELYN M
Owner 3:	
Street 1:	9 SHAWNEE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,328 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Vinyl Exterior and 1906 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6328.000	359,800	4,000	487,900	851,700
Total Card	0.145	359,800	4,000	487,900	851,700
Total Parcel	0.145	359,800	4,000	487,900	851,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.85 | /Parcel: 446.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86347

GIS Ref

GIS Ref

Insp Date 02/19/18

!10456!

PREVIOUS ASSESSMENT

Parcel ID 134.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	359,900	4000	6,328.	487,900	851,800	851,800	Year End Roll	12/18/2019
2019	101	FV	273,300	4000	6,328.	457,400	734,700	734,700	Year End Roll	1/3/2019
2018	101	FV	272,200	3400	6,328.	378,100	653,700	653,700	Year End Roll	12/20/2017
2017	101	FV	272,200	3400	6,328.	347,600	623,200	623,200	Year End Roll	1/3/2017
2016	101	FV	272,200	3400	6,328.	317,100	592,700	592,700	Year End	1/4/2016
2015	101	FV	265,700	3400	6,328.	311,000	580,100	580,100	Year End Roll	12/11/2014
2014	101	FV	265,700	3400	6,328.	289,100	558,200	558,200	Year End Roll	12/16/2013
2013	101	FV	265,700	3400	6,328.	275,000	544,100	544,100		12/13/2012

PRINT

Date	Time
12/11/20	00:45:33

LAST REV

Date	Time
10/03/19	16:46:59
mmcmakin	

PAT ACCT. 10456

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALSH MARJORIE	26607-383		8/23/1996		212,100	No	No		Y

USER DEFINED

Prior Id # 1:	86347
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2003	683	Addition	87,529					

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
2/4/2009	Meas/Inspect	372	PATRIOT
11/23/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT
8/10/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6328		Sq. Ft.	Site		0	80.	0.96	9									487,874						487,900	

Total AC/HA: 0.14527 | Total SF/SM: 6328 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 487,874 | Spl Credit | Total: 487,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.25310159
Const Adj.:	0.98990101
Adj $ / SQ:	155.056
Other Features:	87050
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441975
Depreciation:	82207
Depreciated Total:	359767

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

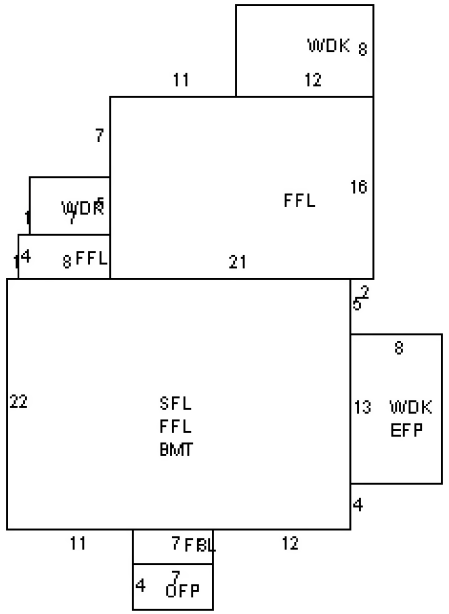
Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M

Totals		
1	8	3

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	170.56
Special Features:	0	Val/Su Net:	129.99
Final Total:	359800	Val/Su SzAd	206.66

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,081	155.060	167,615
BMT	Basement	660	54.080	35,690
SFL	Second Floor	660	155.060	102,337
WDK	Deck	235	10.150	2,386
EFP	Enclos Porch	104	52.860	5,498
OFP	Open Porch	28	43.560	1,220

Net Sketched Area:	2,768	Total:	314,746

Size Ad	1741	Gross Are	2768	FinArea	1906

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1960	26.57	T	40	101			3,400			3,400
19	Patio	D	Y	1	10X16	A	AV	2000	4.59	T	15.2	101			600			600

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000

IMAGE

AssessPro Patriot Properties, Inc